



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## **Building Committee Minutes 01-29-2002**

### **APPROVED**

### **TOWN OF ARLINGTON**

### **MINUTES**

### **REGULAR MEETING**

### **PERMANENT TOWN BUILDING COMMITTEE**

**TUESDAY, JANUARY 29, 2002**

**PRESENT:** John Cole, Chairman Philip Farrington  
 William Shea, Vice Chairman Robert Juusola  
 Richard Bento  
 Thomas Caccavaro

**ABSENT:** Kathleen Donovan Charles Stretton

**PARTICIPANTS:** Dick Madonia, Project Manager  
 David Kale, Arlington Public Schools  
 Stefan Chaires, DRA

**CALL TO ORDER:** 7:30 p.m.

### **PEIRCE CONSTRUCTION UPDATE – D. MADONIA/T. CACCAVARO**

- Mr. Madonia reported that the roof on the classroom section of the building has been completed with the exception of the circular portion of the building. The last of the structural steel was erected yesterday, and the roof deck was installed on area 4 with the cafetorium to be completed tomorrow. The lower portion of the building will be ready for the roof application on February 11th. All walls on the lower section will be closed in within the next 2-3 weeks. The HVAC contractor is installing ducts on 3 levels. The plumber has installed most of the drain lines. The electrician has been working on exterior areas and is trying to get the electrical room set up. The sprinkler subcontractor has started his work this week. The metal studs subcontractor has installed a good part of the exterior walls and has started installing metal studs in the corridors. The mason contractor arrived on the job yesterday. The scaffolds arrived today and should be started next week. The retaining wall on the Newland Road area was poured yesterday.

- **Schedule** - According to Mr. Madonia, the contractor is making quite a bit of progress due to the good weather conditions. Mr. Caccavaro confirmed that and said that it was just a matter of how much of the building will be done in time for the next school year and when the Superintendent wants to move into the building. Another issue would be the matter of whether a partial permit, if necessary at that time, would be allowed. At this time, Mr. Caccavaro felt that it was necessary that the committee continue with the acceleration agreement. Mr. Madonia will invite Castagna Construction to the next PTBC meeting to review the project schedule.

- **Change Order** - Discussion focused on the revised change order no. 3 submitted by the architect this evening. The change order credited the town with \$50,000 for security and showed a line item for acceleration costs of \$50,000, the intent being to draw down on that amount for acceleration costs as approved by the committee. Mr. Shea said that the committee agreed to \$39,000, as was indicated on the last request for payment. Mr. Shea and Mr. Caccavaro will meet with the contractor on Thursday to clarify the issue.

- **Roof top units** - In an effort to avoid rooftop noise issues at the Peirce, Mr. Shea has been making some inquiries. He distributed a Performance Data Acoustic Ratings to the committee which indicated that train units were quieter. (Train units are currently used at the Bishop where there have been no noise issues and the one being planned for use at the Peirce is a quieter unit.)

- **Complaint** - Mr. Thrope received a complaint about the lights being on all the time at the Peirce site. According to Mr. Madonia, the lighting is necessary and must remain. He felt that once all the windows were covered with plastic (within several more weeks) the glow from the lights would be played down.

- **Budget** - According to Mr. Thrope, the projected deficit for the Peirce project is \$29,068.

- **Playground Status** - Mr. Chaires presented the most recently updated playground plan to the committee. There will be a meeting on February 12th with the Parks & Recreation Commission to get final approval of the plans in order to submit them to the landscape architect. Mr. Chaires will

### **MINUTES – PTBC – JANUARY 29, 2002**

- check with the landscape architect, but he felt confident that the plans would be ready to go out to bid by the end of February.

- **Pricing Review** - The architect is still checking on the cost for additional urethane finish for the gym floor. The cost to upgrade the currently specified metal toilet partitions to a plastic material will double. Mr. Juusola felt that an upgrade would be worth it for the life cycle cost, but did not know whether it would be worth double the cost. The architect is also checking costs for corner guards and task lighting.

- **Invoices** -

On a **MOTION** by Mr. Juusola and seconded by Mr. Bento, it was **VOTED** to **approve DRA invoice in the amount of \$3,246.40 for technology redesign (professional services supplement no. 4)**

- Because of some billing uncertainty, there was no action on the DRA invoice for Diversified Environmental for the oil tank removal (Sept./Oct. 2001). The architect will ask for clarification of the invoice from DRA. Mr. Kale referred to some on-going billing confusion by DRA that is currently being addressed.

#### **BRACKETT SCHOOL NOISE REMEDIATION**

- Mr. Madonia showed photos of work done over the December holidays and noted that a significant amount of work had been done.
- Because there are some uneven temperature issues, a contractor will be hired by the town to rebalance the HVAC system in February.
- Mr. Shea noted that, while work was done on the noisiest classrooms, work was not done on the particular rooms where teachers had made complaints. Fans have been turned down which should alleviate the noise problem in those rooms, but there could be a problem if they have to be turned back up.
- Once the HVAC system is rebalanced, Acentech will reevaluate the noise level.
- Mr. Madonia will bring the contractor's invoice to next week's meeting.

#### **MOTION TO ENTER EXECUTIVE SESSION – HARDY CLOSE-OUT ISSUES**

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **enter into Executive Session to discuss matters relating to the Hardy School project that may involve possible future litigation and then move out of Executive Session for the purpose of reentering public session to continue committee business.** ROLL CALL VOTE: Unanimous

#### **MINUTES**

#### **EXECUTIVE SESSION**

#### **PERMANENT TOWN BUILDING COMMITTEE**

**TUESDAY, JANUARY 29, 2002**

**PRESENT:** John Cole, Chairman Philip Farrington  
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#### **HARDY CLOSE-OUT ISSUES**

- According to the Chairman, paper work is now caught up with regard to the rooftop issues. A cover letter from architect, Richard O'Dwyer, indicates details for the closing off of the roof deck as proposed by Bonfatti Construction and reviewed by Acentech with sketches by Fitzmeyer & Tocci. The theory at this point is that the letter goes back to Bonfatti through their legal counsel. Mr. Cole asked Town Counsel, John Maher, today to confirm that Bonfatti was still willing to bear the cost associated with the roof deck closing. It is believed that the issue will be the cost of installing the duct silencers.

On a **MOTION** by Mr. Thrope and seconded, it was VOTED to **move out of Executive Session into public session to continue committee business.** ROLL CALL VOTE: Unanimous

#### **MINUTES – PTBC – JANUARY 29, 2002**

#### **HARDY SCHOOL**

- Mr. Kale reported that an estimate will be done for repairs to the gymnasium floor. Bonfatti Project Manager, Dan Kelly, will submit a claim against their insurance for the work.

#### **DALLIN SCHOOL PROJECT**

- Mr. Thrope distributed a copy of the vote of the Arlington School Committee on the size of the next three elementary school building projects. The vote designated the school sizes based on the following enrollments:

- o Dallin – 380
- o Thompson – 350
- o Stratton – 325 (exclusive of the Behavioral Intervention Program issue which is currently housed at Arlington High School)

- Because there is now an official vote from the School Committee on the school sizes, DRA will be instructed to continue work on the Dallin plans. There was also discussion about whether the construction schedule for the remaining schools should be revised given recent budget constraints at the state level (delays in project reimbursements, etc.). Additionally, it was noted that a longer construction schedule (18 months) would be more realistic and would avoid the necessity for acceleration agreements.

On a **MOTION** by Mr. Shea and seconded by Mr. Farrington, it was VOTED to

- a. **Instruct DRA to proceed with the Dallin plans with the intention of going out to bid in the fall.**
- b. **The schedule for the construction of the Dallin School will be January, 2003 with expected occupancy in September, 2004.**

VOTE: Unanimous

- DRA will be asked to come to the next PTBC meeting to sign off on the Dallin design schedule.

On a **MOTION** by Mr. Shea and seconded by Mr. Thrope, it was VOTED to **continue to advertise for bid proposals for the architectural design of the Thompson and Stratton Schools in order to get those two schools placed on the state list for state-approved building projects as soon as possible. The anticipated construction schedule for the Thompson School would be June, 2004, and Stratton, January 2006.**

VOTE: Unanimous

- Mr. Thrope said there were two issues surrounding the Stratton School plan. One was that the Superintendent believes that it should be renovated (and include space for the BIP Program) which ties into the second issue which is the location of the Behavioral Intervention Program (which is currently housed at the high school). Mr. Thrope suggested that, before money is spent to locate the BIP at the Stratton, a space/utilization study at the high school should be done.

A **MOTION** was made by Mr. Shea and seconded by Mr. Bento to **request that the School Committee clarify the building program for the Stratton School. If the School Committee plan includes the BIP program at the Stratton, the program must be defined for the PTBC. The motion was amended by Mr. Thrope to add that the response from the School Committee be in the form of a written communication.**

**The motion passed as amended.** VOTE: Unanimous

A **MOTION** was made and seconded and VOTED to **ask the PTBC Chairman to construct a letter to the School Committee which incorporates the previous three motions.** VOTE: Unanimous

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##### REPORT ON MEETING WITH CAPITAL PLANNING COMMITTEE

- The Capital Planning Committee reacted negatively to a recent request for funds for some items (sprinklers at some of the schools and parapet/lintel repairs at Hardy) at recently renovated elementary schools and directed some criticism toward the PTBC. Mr. Cole appeared before the Capital Planning Committee and summarized their concerns this evening. After some discussion, the committee made the decision to return responsibility for the parapet/lintel issue to the PTBC.

On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **request that Richard O'Dwyer of ICON Architectural draw up documents in order that the committee can go out to bid for suggested repairs to the lintels and parapets at the Hardy School.** VOTE: Unanimous

- At the request of the Capital Planning Committee, the PTBC will prepare a cost comparison of comparable school projects in other communities in the area.

##### FINAL DISCUSSION

- Mr. Juusola distributed a draft of the Request for Proposals for the Thompson and Stratton School projects for review. A copy of this draft will be sent to Sustainable Arlington for their comments. Mr. Juusola indicated that there was a possibility that the town might be eligible for design fees for "green" schools and spoke about available funds for energy rebates.

##### APPROVAL OF MINUTES

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve the Meeting Minutes of the PTBC for October 16, 30/2001, November 6, 20/2001, December 11, 18/2001, and January 8/2002.** VOTE: Unanimous

##### INVOICES

On a **MOTION** by Mr. Bento and seconded by Mr. Shea, it was VOTED to **approve reimbursement to Mr. Dick Madonia for photo expenses for the Peirce project in the amount of \$379.86 for the period of October 16, 2001, through January 29, 2002.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Jr. Juusola, it was VOTED to **approve the following invoices for Conn, Kavanagh, Rosenthal, Peisch & Ford for consulting services:**

- o **\$357.00 (J.D.M vs. Casby Construction Co. vs. Arlington)**
- o **\$523.50 (N. E. Pipe claim)**

ROLL CALL VOTE: Unanimous

##### ADJOURNMENT

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Marie Carroll